

CITY COMMISSION MINUTES

July 6, 2010

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, July 15, 2010 with Mayor Mike Rhodes presiding.

The following members of the Commission were present: Terry Heldstab, Scott Johnson, Mike Rhodes, Ken Talley, and Jack Taylor. Staff present was: City Manager Gerry Vernon, Assistant City Manager Mike Guinn, City Attorney Catherine Logan, and City Clerk Tyler Ficken.

PUBLIC COMMENT

Scott Johnson of 602 Stoneridge Drive stated that the City lost money on a development on 14th Street. The City will pay over a million dollars and sold the land for \$454,000.00. The city is left with 4 acres of poor land. He stated that programs may now not be funded due to past poor decisions.

CONSENT AGENDA

a. Monthly Reports:

1. Codes

- b. Approval of the **June 15, 2010** City Commission Meeting Minutes. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.
- c. The consideration and approval of **Appropriation Ordinance A-13-2010** dated June 11, 2010 to July 2, 2010 in the amount of \$1,565,064.00. Commissioner Johnson stated that he would like to see the City look into deals with private companies. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.
- d. The consideration and approval of Payroll #11 and #12 for the month of June 2010: Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.
- e. The consideration and approval of a Special Commission Meeting on August 5, 2010 at 7:00 p.m. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

- f. The consideration and approval to allow fireworks displays on July 16 & 17, 2010 at 10PM North of the 4H/Senior Citizens Building at the Request of Chuck Williamson for the annual rodeo. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.
- g. The consideration and approval to request bids for the demolition of 1220 N. Eisenhower. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.
- h. The consideration and approval to request bids for the demolition of 538 W. 12th St., being a condemned structure. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.
- i. The consideration and approval for Pay Estimate #1 in the amount of \$13,017.60 to Stevens Contractors, LLC for work performed on the Jerry Conrow Sanitary Sewer Extension. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.
- j. The consideration and approval of Pay Estimate #1 in the amount of \$72,515.15 to Clarke Well & Equipment, Inc. for construction of Water Supply Well No. 18. This project is 25.82% complete as of this Pay Estimate. Commissioner Heldstab moved, seconded by Commissioner Talley to approve the Consent Agenda as presented. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

APPOINTMENTS

The consideration and approval of three reappointments to the Airport Advisory Board.

- (1) Kenneth Mortensen
- (2) Tim Hansen
- (3) Doug Vogelsang

Commissioner Taylor questioned whether some of these members have served more than two terms and questioned whether the commission is interested in following the rules. Commissioner Heldstab moved, seconded by Commissioner Talley to reappoint Kenneth Mortensen to the Airport Advisory Board. Ayes: Heldstab, Rhodes, Talley. Nays: Johnson, Taylor. Motion carried. Commissioner Heldstab moved, seconded by Commissioner Talley to reappoint Tim Hansen to the Airport Advisory Board. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: Johnson. Motion carried. Commissioner Heldstab moved, seconded by Commissioner Talley to reappoint Doug Vogelsang to the Airport Advisory Board. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: Johnson. Motion carried.

SPECIAL PRESENTATIONS

A special presentation from Colonel Kevin P. Brown Garrison Commander regarding additional housing on Ft. Riley. Colonel Brown stated that Ft. Riley is not asking for

permission to build new homes but rehab old buildings. Colonel Brown stated that he currently has the authority to expand to 313 additional units, but would like the Commission's authorization to refurbish a total of 450 living units (Exhibit A attached). Commissioner Johnson stated that it is difficult for realtors to make a profit from two bedroom homes that are requested by Ft. Riley. Colonel Brown stated that many Soldiers are interested in renting instead of purchasing homes. Colonel Brown stated that he will not be able to drive the housing market for Junction City. Commissioner Taylor asked why the dwell rate is low. Colonel Brown stated that the dwell rate will become longer in the future. Colonel Brown stated that the City should consider Impact Aid. Colonel Brown stated that his job is to take care of the soldiers, and he would like to maintain what is already on base. Commissioner Taylor asked if Junction City is considered a bedroom community for the Fort. Colonel Brown stated that the City should look beyond Ft. Riley to create opportunities for Junction City.

A presentation from Rick Dykstra of the CVB and Jim Clark regarding the Bi-plane event.

A presentation of proclamation of recommitment to Full Implementation of the ADA.

PUBLIC HEARING

A public hearing to consider (1) financial assistance to complete library improvements.

(2) Approval to submit application to USDA, Rural Development.

(3) Approval of R-2622 adopting USDA standards for procurement, bidding, and contract awards for Library Improvements project.

Mayor Rhodes opened and closed the public hearing, no comments were made. Commissioner Taylor moved, seconded by Commissioner Talley to approve application to USDA, Rural Development for library improvements. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Talley to approve R-2622. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

A public hearing to consider condemnation of property at 340 W 8th St. and approval of Resolution **R-2620**. Mayor Rhodes opened and closed the hearing with no comments. Commissioner Heldstab moved, seconded by Commissioner Johnson to approve R-2620. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

UNFINISHED BUSINESS

The consideration and approval of Ordinance **G-1071** for the purpose of establishing a City wide Record Management and Retention System. **(Final Reading) City Clerk Tyler Ficken Presenting.** Commissioner Talley moved, seconded by Commissioner Johnson to approve G-1071 on final reading. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of **G-1073** to amend section 220.350 of the Municipal Code. **(Final Reading) Police Chief Brown Presenting.** Commissioner Talley moved, seconded by Commissioner Taylor to approve G-1073 on final reading. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: Johnson. Motion carried.

The consideration and approval of **G-1074** to repeal section 220.370 of the Municipal Code. **(Final Reading) Police Chief Brown Presenting.** Commissioner Heldstab moved, seconded by Commissioner Taylor to approve G-1074 on final reading. Ayes: Heldstab, Rhodes, Talley, Taylor. Nays: Johnson. Motion carried.

NEW BUSINESS

The consideration and approval of **R-2621** calling for additional dialogue and problem solving with the Army in lieu of direct support for Fort Riley's initiative to build 313-450 new housing units. **City Manager Vernon Presenting.** Mayor Rhodes asked if there needs to be some type of forum to discuss the issue further. Colonel Brown stated that there will be a summit on August 11th. Commissioner Johnson stated that he would like to see soldiers receive financial counsel. Commissioner Heldstab asked if there could be a longer time frame. City Manager Vernon stated that he was interested in continued dialogue on the topic. Commissioner Johnson stated that it is crazy to tear down useful buildings. Commissioner Taylor stated that it would be nice if Picerne had competition. Colonel Brown stated that the Army contracts with seven development companies on a competitive basis. Commissioner Heldstab asked for the opinion of the City Planner David Yearout. Mr. Yearout stated that the rehabilitation of housing units on base will not harm Junction City. Commissioner Johnson moved, seconded by Commissioner Taylor to approve 450 housing remodels on Fort Riley and approve R-2621. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of emergency funding for the Opera House for the remainder of the year. **Tony Ballard Presenting.** Commissioner Taylor asked what the Opera House needed. City Manager Vernon stated that the City would work to help keep the Opera House's head above water. Commissioner Taylor asked if there was a reserve fund established for the Opera House from bonding. Cheryl Beatty stated that the \$500,000 was part of a complicated arrangement, but the \$500,000 ultimately belongs to investors and not the City. Commissioner Johnson stated that there should be a permanent funding source for the Opera House. Commissioner Taylor stated that the former City Manager stated that City funds would not be put into the Opera House. Commissioner Talley moved, seconded by Commissioner Johnson for the City to fund the Opera House up to \$65,000 on an as needed basis with oversight from the City. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of **R-2616** to adopt the FEMA mitigation plan that has been prepared in cooperation with Geary County Emergency Management. **Chief Steinfort Presenting.** Commissioner Heldstab moved, seconded by Commissioner Johnson to approve R-2616. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of the Final Plat of the Riffel Addition, a replat of a portion of the Green Hills Unit No. 2 Addition, located at the northwest corner of Redbud Drive and Goldenrod Circle. **David Yearout Presenting.** Commissioner Heldstab moved, seconded by Commissioner Johnson to approve the Final Plat of the Riffel Addition, a replat of a portion of the Green Hills Unit No. 2 Addition, located at the

northwest corner of Redbud Drive and Goldenrod Circle. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of Ordinance **S-3080** to rezone the property at 339 East 10th Street filed by the Veteran's Motorcycle Club by Kirk Crabtree, agent. **(First Reading) David Yearout Presenting.** Commissioner Johnson moved, seconded by Commissioner Taylor to approve S-3080 on first reading. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of Ordinance **S-3081** to rezone the property at 216 East 7th Street filed by Dennis Wetklow. **(First Reading) David Yearout Presenting.** Commissioner Talley moved, seconded by Commissioner Heldstab to approve S-3081 on first reading. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of Ordinance **S-3082** to rezone the property at 220, 226, and 230 East Chestnut Street filed by Arvid Luthi, owner, and Auto Craft, Inc. **(First Reading) David Yearout Presenting.** Commissioner Johnson stated that he would like to know more about the quality of the building. Mr. Bill Johnson stated that image is very important to the company; color and graphics will be used on the building. Commissioner Johnson moved, seconded by Commissioner Taylor to approve S-3082 on first reading. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Johnson stated that he hopes people get involved in the budget process; send e-mails and come to commission Meetings.

Commissioner Taylor thanked the Sundown Salute volunteers. His family from California enjoyed the event. Commissioner Taylor stated that he liked the idea of handing out the candy instead of throwing.

Commissioner Heldstab stated that Sundown Salute is a beautiful thing. Chief Brown stated that there was only one arrest at Sundown Salute this year. Commissioner Heldstab wanted to correct an editorial in the daily Union that stated Commissioners are paid \$1000 per month; in fact a Commissioner is paid \$200.

Commissioner Talley stated that it was a long night for the military participating in the nights meeting; he thanked Colonel Brown for his honesty. He also thanked the Sundown Salute volunteers.

Mayor Rhodes stated that Sundown Salute is a great event.

EXECUTIVE SESSION

Commissioner Talley moved, seconded by Commissioner Heldstab to adjourn into executive session at 9:43 PM not to exceed 30 minutes to discuss attorney client

privileges. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: None. Motion carried. Included in the Executive Session were the Commission, Assistant City Manager, Finance Director and the City Attorney.

Commissioner Heldstab moved, seconded by Commissioner Johnson to reconvene into regular session at 10:13 PM having made no decisions nor taken any action while in executive session. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: None. Motion carried.

Commissioner Talley moved seconded by Commissioner Rhodes to approve settlement between City of Junction City and KAW Valley Engineering regarding a sewer issue; City receiving \$30,000. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: None. Motion carried.

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Talley to adjourn at 10:15 PM Ayes: Heldstab, Johnson, Talley, Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 20th DAY OF JULY 2010 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR JULY 6, 2010.

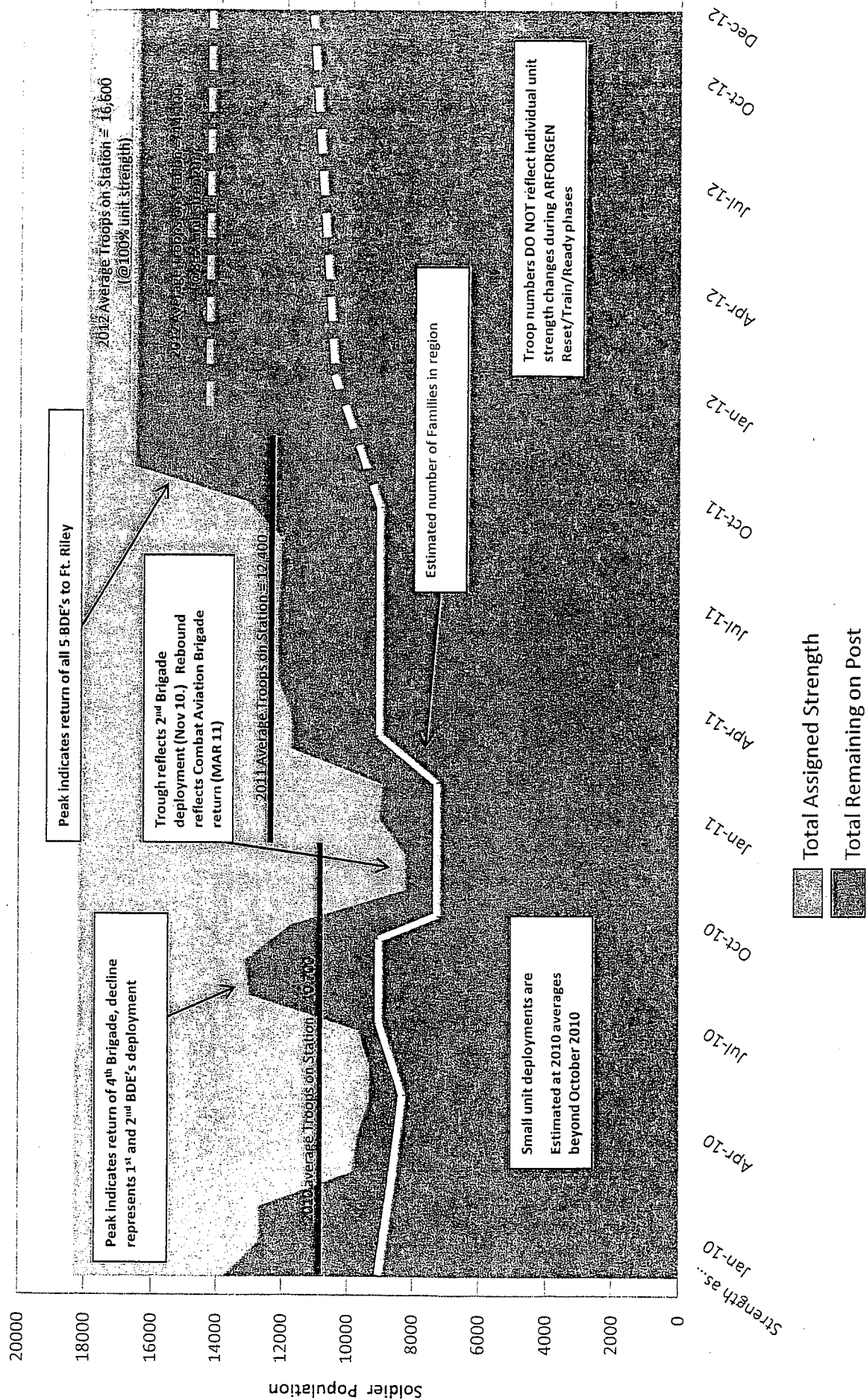


Tyler Ficken, City Clerk

Mike Rhodes, Mayor

Exhibit A

Fort Riley Troops on Station 2010-2012



Fort Riley Housing Needs

- 24 Month dwell time is expected (Chief of Staff of the Army)
- 1,500+ additional families projected based on longer dwell time
- 1,370 Soldiers and Families on the waiting list for on-post housing, with average wait times of 8-10 months
- ~500 Soldiers and Families currently living outside the desired 30 minute commuting radius of Fort Riley
- 100 (estimated) or more Soldiers and Families live off post in housing that does not meet Army standards (i.e. mobile homes)
- ~270 rental properties in the community meet type and affordability needs for E1-E6 (Soldiers are living above and below BAH range)
- The region cannot build needed housing fast enough to meet our demand, nor the demands of the region
- **Methodology = Renovation vs. Demolition**

450 more homes on Fort Riley are necessary to meet increasing Soldier and Family numbers, their preference for on post housing, and desired type and affordability

There are 537 potentially available E1-E6 affordable units in the area (excluding infrastructure)

307 single family units

46 for rent

261 for purchase

230 multi-family units

222 for rent

8 for purchase

At ~9,650 Families in the region (85% manning and no deployments)

3,300 living on post

5,500 living off post

537 in the affordable, available housing in the region

Leaving 313 with no place to live

The needs of the E1-E6 Soldiers are not being met by the current, available rental inventory of 268

Requesting 450 more homes to support this need and the preferences of
Soldiers and Families to live on Fort Riley